

006.A

0006

0051.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
441,400 / 441,400
441,400 / 441,400
441,400 / 441,400
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51-53		NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #: 51

Owner 1: MAJOR JOSHUA
 Owner 2:
 Owner 3:

Street 1: 51 NEWCOMB ST
 Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
 Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PIKE JEFFRY F -
 Owner 2: MELARAGNI WILLIAM -

Street 1: 51 NEWCOMB ST UNIT 51

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
 Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Vinyl Exterior and 875 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7840									G8		1.					

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	441,400			441,400	
Total Card	0.000	441,400			441,400	Entered Lot Size
Total Parcel	0.000	441,400			441,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	504.46	/Parcel: 504.46	Land Unit Type:

User Acct	281296
GIS Ref	
GIS Ref	
Insp Date	
07/19/18	

USER DEFINED	
Prior Id # 1:	5933
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	20:36:46
LAST REV	
Date	Time
07/01/21	16:53:33
apro	
15351	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	441,400	0	.	441,400		Year end	12/23/2021	
2021	102	FV	325,500	0	.	325,500		Year End Roll	12/10/2020	
2020	102	FV	320,800	0	.	320,800		Year End Roll	12/18/2019	
2019	102	FV	331,500	0	.	331,500		Year End Roll	1/3/2019	
2018	102	FV	293,400	0	.	293,400		Year End Roll	12/20/2017	
2017	102	FV	267,700	0	.	267,700		Year End Roll	1/3/2017	
2016	102	FV	267,700	0	.	267,700		Year End	1/4/2016	
2015	102	FV	247,600	0	.	247,600		Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIKE JEFFRY F,	75295-463	1	8/4/2020		540,000	No	No		
PIKE JEFFRY F,	69376-201		6/2/2017	Private	230,000	No	No	8	Sold half interest to significant other 6/2/2
CARNAHAN DONALD	56689-508		4/4/2011		245,000	No	No		
HUNG JACK R & J	47196-207		3/30/2006		288,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2013	1086	Manual	8,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
7/19/2018	Measured	DGM	D Mann
2/15/2018	SQ Returned	EMK	Ellen K
1/8/2014	Info Fm Prmt	EMK	Ellen K
3/21/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling apro 2023

